

094.0

0009

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

673,300 / 673,300

USE VALUE:

673,300 / 673,300

ASSESSED:

673,300 / 673,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
508		SUMMER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FITZPATRICK CHRISTOPHER M &	
Owner 2: FITZPATRICK MEGAN M	
Owner 3:	

Street 1: 508 SUMMER STREET  
Street 2:

Twn/Cty: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474 Type:

**PREVIOUS OWNER**  
Owner 1: DELANEY ELIZABETH L -  
Owner 2: -  
Street 1: 508 SUMMER STREET  
Twn/Cty: ARLINGTON  
St/Prov: MA Cntry:  
Postal: 02474

**NARRATIVE DESCRIPTION**  
This parcel contains 4,376 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 2038 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**  
Code Descrip/No Amount Com. Int

**PROPERTY FACTORS**  
Item Code Description % Item Code Description  
Z R1 SINGLE FA 100 water  
o Sewer  
n Electri  
Census: Exempt  
Flood Haz:  
D Topo  
s Street  
t Gas:

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family		4376		Sq. Ft.	Site		0	70.	1.13	6			Med. Tr	-10					347,306							347,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4376.000	325,500	500	347,300	673,300			62050
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/12/18		

Total Card 0.100 325,500 500 347,300 673,300 Entered Lot Size  
Total Parcel 0.100 325,500 500 347,300 673,300 Total Land:  
Source: Market Adj Cost Total Value per SQ unit /Card: 330.37 /Parcel: 330.3 Land Unit Type:

Parcel ID 094.0-0009-0001.0

!7778!

PRINT Date Time 12/10/20 22:23:14

LAST REV Date Time 10/16/18 08:46:22 apro

PAT ACCT. 7778

ASR Map: Fact Dist: Reval Dist: Year: LandReason: BldReason: CivilDistrict: Ratio:

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

DELANEY ELIZABE 64533-34 11/19/2014 Mult Lots 560,000 No No

SARD HOWARD P & 20723-84 8/21/1990 Mult Lots 169,000 No No Y

SULLIVAN CHARLE 16289-281 7/15/1985 Mult Lots 140,000 No No

MADDEN JOHN W & 16131-323 4/30/1985 Mult Lots 129,900 No No

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type:	6 - Colonial			Full Bath:	2	Rating:	Average	16X25 2 STORY ADDITION 1995, PDAS.													
Sty Ht:	2 - 2 Story			A Bath:		Rating:															
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:															
Foundation:	3 - BrickorStone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average														
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good														
Color:	GREEN			A Kits:		Rating:															
View / Desir:				Fpl:	1	Rating:	Average														
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:															
Grade:	C - Average			<b>CONDOS INFORMATION</b>																	
Year Blt:	1929	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:	G10	Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	No Unit	RMS	BRS	FL										
Prim Int Wall:	1 - Drywall			Functional:				1	8	4											
Sec Int Wall:		%		Economic:																	
Partition:	T - Typical			Special:																	
Prim Floors:	4 - Carpet			Override:																	
Sec Floors:	3 - Hardwood	25	%	Total:	26.4	%															
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>													
Subfloor:				Basic \$ / SQ:	125.00			Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar:	1			Size Adj.:	1.16521096																
Electric:	3 - Typical			Const Adj.:	0.98255032																
Insulation:	2 - Typical			Adj \$ / SQ:	143.110																
Int vs Ext:				Other Features:	102715																
Heat Fuel:	2 - Gas			Grade Factor:	1.00																
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100	% AC:	100	LUC Factor:	1.00																
Solar HW:	NO	Central Vac:	NO	Adj Total:	442189				Juris. Factor:	1.00	Before Depr:	143.11									
% Com Wall:		% Sprinkled:		Depreciation:	116738				Special Features:	0	Val/Su Net:	100.96									
				Depreciated Total:	325451				Final Total:	325500	Val/Su SzAd:	159.72									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 094-0-0009-0001.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
19	Patio	D	Y		1 10X10	A	AV	2000	6.00	T	15.2	101			500		500				
More: N	Total Yard Items:	500	Total Special Features:		Total:	500															
<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>																	
<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten											
SFL	Second Floor	1,024	143.110	146,544																	
FFL	First Floor	1,014	143.110	145,113																	
BMT	Basement	1,000	42.930	42,933																	
OPF	Open Porch	180	25.220	4,539																	
UAT	Upper Attic	6	57.240	343																	
Net Sketched Area:				3,224	Total:	339,472															
Size Ad	2038	Gross Are	3242	FinArea	2038																
<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>																	